

## 20-063CU – CALMING WATERS MASSAGE

### Summary

This is a request for review and approval of a Conditional Use for massage therapy services within an existing office building on a 2.89-acre parcel.

### Site Location

The site is located on the west side of Commerce Parkway, at the intersection with Perimeter Drive.

### Zoning

SO, Suburban Office and Institutional District.

### Property Owner

Triplex Co.

### Applicant/Representative

Joshua Burch

### Applicable Land Use Regulations

Zoning Code Section 153.236

### Case Manager

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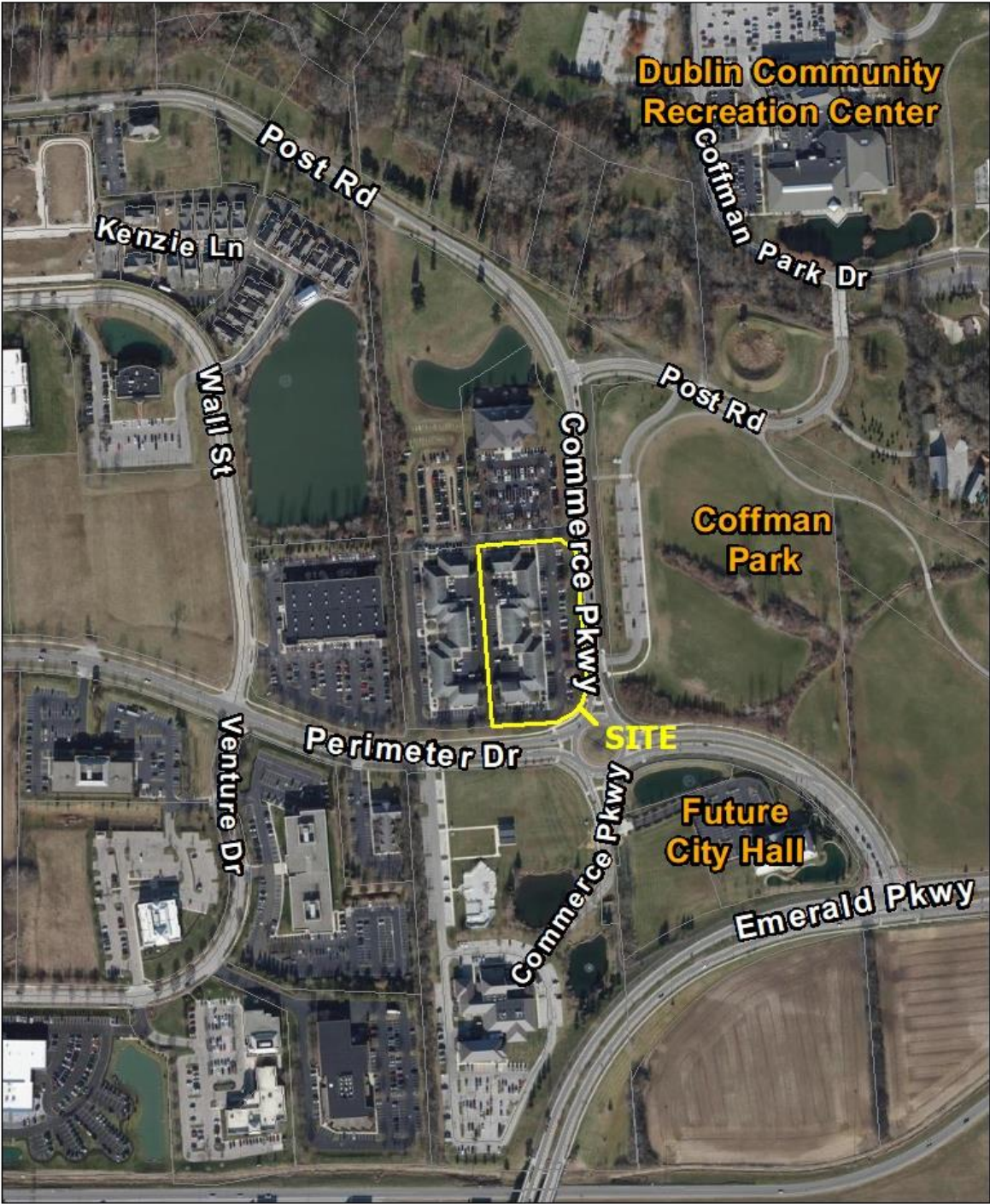
### Next Steps



Upon review and approval of a Conditional Use, the applicant may continue operations within the existing tenant space.

### Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-063CU Conditional Use Calming Waters Massage 6631 Commerce Parkway</p>	<p>0 155 310 Feet</p> 
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## 2. Overview

### Background

Calming Waters Massage is an existing tenant within an office complex at the northwest corner of Commerce Parkway and Perimeter Drive. 6631 Perimeter Center is a 27,000-square-foot building with 19 tenant spaces, including the applicant's tenant space. Previous Conditional Uses have been approved in this office complex, such as a Conditional Use for Vantalash Salon & Spa in 2019, K&V Lashes in 2017, and Kumon Learning Center in 2013.

### Site Characteristics

#### *Natural Features*

The site is currently developed and no natural features exist on the site.

#### *Surrounding Land Use and Development Character*

North: SO – Suburban Office District (Offices)

East: PUD, Planned Unit Development District (Coffman Park)

South: PUD, Planned Unit Development District (Dublin Justice Center)

West: PCD, Planned Commerce District (Perimeter Center)

#### *Road, Pedestrian and Bike Network*

The site has frontage on Commerce Parkway and Perimeter Drive. A sidewalk is located along the north side of Perimeter Drive.

#### *Utilities*

The site is served by public utilities.

### Proposal

This is a proposal for a tenant space to be used as a Personal Service in the SO, Suburban Office and Institutional District. The Code permits Personal Service as a Conditional Use with review and approval by the Planning and Zoning Commission.

#### *Operational Details*

Calming Waters Massage is a business that specializes in therapeutic and relaxation massage services for clients. This business as described most closely fits a personal service in the SO District. The business is operated by two employees from 9am – 10pm Monday through Saturday. Clients can schedule an appointment or walk in. The business has approximately 4-5 clients per day.

## 3. Criteria Analysis

### Conditional Use §153.236

- 1) The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Zoning Code and/or Community Plan.  
Criteria Met. The proposed use will be appropriate to the location and existing development character. This proposal is consistent with the requirements of the Zoning Code.



- 2) The proposed use will comply with all applicable development standards, except as altered in the approved conditional use.  
Criteria met. The proposed use will comply with all applicable development standards contained in the Zoning District. No modifications are proposed to the site or building that will alter the development standard compliance.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity.  
Criteria met. The proposed use is compatible with other personal services within the office complex.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.  
Criteria met. Proposed operations will not have an adverse effect on surrounding uses.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services.  
Criteria met. The site and proposed use will be adequately served by all utilities and services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.  
Criteria met. This proposed use contributes positively to the economic climate of the city by occupying a vacant tenant space.
- 7) The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.  
Criteria met. The use will not be detrimental to the surrounding area.
- 8) Vehicular approaches to the property shall be designed as not to create interference with traffic on public or private streets or roads.  
Criteria met. The site has ample parking and circulation. No access and parking improvements are proposed.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.  
Criteria met. This proposal will not be detrimental to property values.
- 10) The proposed use will not impede the normal and orderly development of the surrounding properties.  
Criteria met. This proposed use is contained on site and will not impede development or improvement to the surrounding properties.

## 4. Recommendation

The proposal complies with all applicable review criteria and existing development character of the area. **Approval** is recommended with no conditions.